

TAX BOARD OF ASSESSMENT REVIEW
MINUTES OF MEETING

DATE: Feb 10 2016

CALL TO ORDER:

Called to order: Peter Certo

Time: 6:00 PM

PRESENT:

Present Absent

Peter Certo, Chairperson x

David Redding x

Sarah Oster x

Elaine Mondillo, Tax Assessor x

Deborah Garneau, Secretary x _____

CASE NUMBER: 12-2015

TAXPAYER NAME: Delcar Enterprises

PLAT/LOT: 40-017.0

PROPERTY ADDRESS: 1320 Eddy Dowling Hwy

CURRENT ASSESSMENT: 1,614,300

Mr. Andrew R Delli Carpini sworn in. He stated he is the owner of 1320 Eddy Dowling Hwy.

He stated the original asking price was \$1.2 million for a 4 acre parcel and building and after negotiations he paid \$650,000 for a 3 acre parcel and building. The building was 20,000 sq ft and just a shell with no equipment left. The septic was only approved for 4-6 people. He submitted a new appraisal for \$720,000

Mr. Sweeny sworn in as the appraiser and current realtor. He presented his appraisal of the property as of December 2012 along with further sales from 2010 through today

He also stated that the property has been marketed at \$10 sq. ft since October and no bites and and no offers and the owner will need to spend \$60-80 sq. ft for tenant buildout.

Discussion: Motion made to table the decision until able to inspect the property and review 2012 sales and income dater by Peter Cert, 2nd by David Redding, so carried.

The Tax Board of Review met March 21, 2016 and revised the assessment to \$1,226,400.00

BOARD'S DECISION: Approved

Value revised to \$1,226,400

CASE NUMBER: 21-2015

TAXPAYER NAME: Lincoln Corporate Center LLC

PLAT/LOT: 28-039.0

PROPERTY ADDRESS: 24 Albion Rd

CURRENT ASSESSMENT: 5,767,900

John Restivo Esq sworn in. He submitted an appraisal conducted in November 2014 with valuations as of 2013... value of \$4.830 million 4,830,000

Discussion: Appraisal date should be as of December 31, 2012 not

2013. Motion made by

**Sarah Oster to Deny, 2nd by David Redding and Peter Certo, so
carried**

BOARD'S DECISION: DENY

CASE NUMBER: 22-2015

TAXPAYER NAME: SMD Associates

PLAT/LOT: 41-072.0

PROPERTY ADDRESS: 614 George Washington Hwy

CURRENT ASSESSMENT: \$1,542,300

James A Houle sworn in as Real Estate Appraiser and presented appraisal as of December 31 2014 with a market value of \$870,000

Discussion: The appraisal should have been as of December 31, 2012 not 2014. Motion made by David Redding to Deny, 2nd by Peter Certo, so carried.

BOARD'S DECISION: DENY

CASE NUMBER: 05-2015

TAXPAYER NAME: JS Consulting/ Joaquim Santos

PLAT/LOT: Tangible

PROPERTY ADDRESS:

CURRENT ASSESSMENT: 5,000

Mr. Joaquim Santos sworn in as owner of JS Consulting. He stated his knowledge

should not be taxable. He has no tangibles.

Discussion: He did not file a Tangible return and filed the appeal past the filing deadline. Motion made to deny by Peter Certo, 2nd by Sarah Oster, so carried.

BOARD'S DECISION: DENY

CASE NUMBER: 17-2015

TAXPAYER NAME: Brunelle Alan & Elaine Trust

PLAT/LOT: 27-001.0

PROPERTY ADDRESS: 1932 Old Louisquisset Pike

CURRENT ASSESSMENT: 555,900

Mr. Alan Brunelle sworn in and presented and appraisal done for the purpose of the trust dated March 18, 2013. He also provided another appraisal dated June 11, 2015

Discussion: The appraisals presented were not as of December 31, 2012 Motion made by Peter Certo to deny, 2nd by David Redding and Sarah Oster, so carried.

BOARD'S DECISION: DENY

CASE NUMBER: none

TAXPAYER NAME:

PLAT/LOT:

PROPERTY ADDRESS:

CURRENT ASSESSMENT:

BOARD'S DECISION:

CASE NUMBER: none

TAXPAYER NAME:

PLAT/LOT:

PROPERTY ADDRESS:

CURRENT ASSESSMENT:

BOARD'S DECISION:

OLD BUSINESS None

NEW BUSINESS:

Review of Tax Appeal Guideline and Instruction sheet. Motion made by Peter Certo to include with meeting notices, 2nd by David Redding and Sarah Oster, so carried.

ADJOURNMENT:

Motion Made By: Peter Certo

Seconded By: David Redding

Time: 7:30 PM